

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **JOHN BONNETROUGE**, Respondent;

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act");

AND IN THE MATTER of a Hearing before, **HAL LOGSDON**, Rental Officer,  
regarding the rental premises at **YELLOWKNIFE, NT**.

BETWEEN:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

- and -

**JOHN BONNETROUGE**

Respondent/Tenant

**ORDER**

IT IS HEREBY ORDERED:

1. Pursuant to section 41(4)(a) of the *Residential Tenancies Act*, the respondent shall pay the applicant rent arrears in the amount of three thousand three hundred seventy two dollars and fifty two cents (\$3372.52).

DATED at the City of Yellowknife, in the Northwest Territories this 12th day of May,  
2006.

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Hal Logsdon  
Rental Officer

IN THE MATTER between **NORTHERN PROPERTY LIMITED PARTNERSHIP**,  
Applicant, and **JOHN BONNETROUGE**, Respondent.

AND IN THE MATTER of the **Residential Tenancies Act** R.S.N.W.T. 1988, Chapter  
R-5 (the "Act");

AND IN THE MATTER of a Hearing before **Hal Logsdon**, Rental Officer.

BETWEEN:

**NORTHERN PROPERTY LIMITED PARTNERSHIP**

Applicant/Landlord

-and-

**JOHN BONNETROUGE**

Respondent/Tenant

**REASONS FOR DECISION**

**Date of the Hearing:** May 2, 2006

**Place of the Hearing:** Yellowknife, NT

**Appearances at Hearing:** Krista Cooper, representing the applicant

**Date of Decision:** May 2, 2006

**REASONS FOR DECISION**

The respondent was served with a Notice of Attendance sent by registered mail to the rental premises. The respondent failed to appear at the hearing and the hearing was held in his absence.

The tenancy agreement between the parties was terminated on March 22, 2006 when the respondent vacated the premises. The applicant retained the security deposit applying it to cleaning and rent arrears and issued a statement of the security deposit which was entered in evidence.

The statement of the security deposit indicated a balance owing to the landlord in the amount of \$3319.73. In addition to the rent arrears in excess of the security deposit, the applicant sought compensation for electrical costs which were paid on behalf of the tenant in the amount of \$52.79. An invoice from the supplier was provided in evidence.

I find the statement in order. Applying the security deposit first to the cleaning costs, I find rent arrears in the amount of \$3372.52 calculated as follows:

Security deposit	\$642.50
Interest	6.37
Cleaning	(245.00)
Carpet cleaning	(235.00)
GST	(33.60)
Rent arrears	(3455.00)
Electrical costs	<u>(52.79)</u>
Amount due applicant	\$3372.52

An order shall issue requiring the respondent to pay the applicant rent arrears in the amount of \$3372.52.

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Hal Logsdon  
Rental Officer